

Bridle Springs Home Owners Association

Board Meeting 5-7-20

The Board of Directors of the Bridle Springs Homeowners Association met at 6:30pm on a telephone conference meeting. Kurt Powell of Willamette Community Management was present. Board members Dave Villani, Cecilia Mihaylo, Laura Read, and Kevin Fandrem were present. Approximately 8-10 owners were present on the conference call.

Minutes: The Board **ADOPTED** a motion to hold off on adopting the minutes from March until the following meeting.

Financial Statements: The Board **ADOPTED** a motion to accept the financial statements for April 2020.

Owner Input: Cecilia Mihaylo asked that the Board consider a clubhouse and new perimeter fencing in the future.

Landscape Enforcement Resolution: Dave Villani read the landscape enforcement resolution as drafted by Vial Fotheringham LLP to those present on the conference call. The Board **ADOPTED** a motion to adopt the Landscape Enforcement Resolution with an effective date to be when owners receive the resolution by US mail or by email if they've chosen to receive notices electronically.

Paint Enforcement Resolution: Dave Villani read the paint enforcement resolution as drafted by Vial Fotheringham LLP to those present on the conference call. Laura felt two years of fines before painting the home seems like too long of time. Dave shared the attorney's thoughts with the Board on the reasoning behind the timelines. The Board **ADOPTED** a motion to accept the resolution with the idea that the hearing timeframe be adjusted to 90 days instead of one year with an effective date to be when owners receive the resolution by US mail or by email if they've chosen to receive notices electronically.

Dave would like to review the process by which homes are determined to be in need of painting during the next Board meeting. The Board **ADOPTED** the resolution.

Board Resignation: The Board **ADOPTED** a motion to accept the resignation from Elizabeth Marshall from the Board of Directors.

Board appointments: Dave Villani did not want to appoint any members to the Board during the telephonic meeting. Cecilia Mihaylo suggested that people be appointed to the Board a month or two prior to the annual meeting. No motions were made on this topic.

ARC Appointments: Brandon Conn and Josh Logan have offered to serve on the ARC. Eric Auginaga and Mike Louk have been serving for more than one year. The Board **ADOPTED** a motion to remove Eric Auginaga and Mike Louk from the ARC. Laura voted no on removing Mike from the ARC. Dave, Cecilia, and Kevin voted yes to remove Mike from the ARC. All Board members voted yes on removing Eric from the ARC. All Board members **ADOPTED** the motion to put Josh and Brandon onto the ARC effective immediately.

ARC Chair: The Board **ADOPTED** a motion to appoint Brandon Alexander to be chair of the architectural review committee.

Owner Request: An owner requested that the Board waive one quarter of the assessments for Bridle Springs. Laura was in favor of the idea. Cecilia thinks it's a bad idea and instead suggested waiving late fees/interest for those owners who have a hard time paying. Kevin liked the idea of waving assessments for one quarter. The Board **ADOPTED** a motion to not collect the July assessment. Laura, Dave, and Kevin voted in favor of the motion and Cecilia voted against

the motion. The Board **ADOPTED** a motion to approve the budget for 2020-2021 with the 3/4's of the assessments and skip the July assessment.

Laura asked if we should open the park in the community. The Board **ADOPTED** a motion to check in on the governor's order to see if the Board can open the park prior to the next meeting and to discuss and make the decision over email between this meeting and next meeting.

Sarah Steen noted that there was a large homeless camp off of Canterbury that the police was attending to it.

An owner asked about the status of his ARC request.

The Board **ADOPTED** a motion to adjourn the meeting at 7:38pm.